

**DRAFT RESOLUTION
REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. PRJ2020-000266
ADVANCE PLANNING CASE NO. RPPL2020001408
ENVIRONMENTAL ASSESSMENT NO. RPPL2020001409**

WHEREAS, the Regional Planning Commission of the County of Los Angeles ("Commission") conducted a duly noticed public hearing on July 22, 2020 to consider amendments to Title 22 (Planning and Zoning) of the Los Angeles County Code ("County Code") to encourage the development of housing for people experiencing homelessness (shelters, transitional housing, and supportive housing), and to support temporary vehicle living in the unincorporated areas of Los Angeles County ("County"); and

WHEREAS, the Commission finds as follows:

1. There continues to be a homelessness crisis in the County and an urgent need for housing types that meet the immediate and long-term needs of people experiencing homelessness;
2. Shelters, transitional housing and supportive housing are critical strategies for transitioning people out of homelessness;
3. As shelters, transitional housing and supportive housing do not address the challenge for people living in their vehicles, strategies for vehicle living are also critical to providing safe, temporary spaces;
4. Accessory shelters are shelters that serve as an ancillary use to the permitted principal use on the same lot(s), and effectively use underutilized space in existing buildings, such as buildings owned by government or nonprofit organizations, including faith-based organizations;
5. California Senate Bill 2 (SB 2) was approved in 2007 with the goal of preventing zoning barriers to the development of shelters, transitional housing and supportive housing;
6. In 2016, the County passed the Homeless Initiative, a comprehensive plan to address homelessness. Strategy F1 of the Homeless Initiative is 'Promote Regional SB 2 Compliance and Implementation.' As part of Strategy F1, the County funded a report analyzing the County Code and providing recommendations for SB 2 compliance and for further encouraging development of shelters, transitional housing and supportive housing in the County's unincorporated areas;
7. The County Board of Supervisors ("Board") approved a motion in February 2018 instructing the County Department of Regional Planning

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("Department") to remove zoning obstacles to encourage and incentivize permanent supportive housing, including motel conversions; to comply with California State Senate Bill 2 (2007), removing barriers to homeless shelters, and transitional and permanent supportive housing in the zoning code and other County Code titles, and considering fair housing and reasonable accommodations in the unincorporated areas;

8. On January 1, 2019, Assembly Bill (AB) 2162 went into effect. It requires by-right, streamlined review of supportive housing on properties where multifamily and mixed uses are permitted, if the supportive housing development meets certain criteria;
9. On July 31, 2019, Assembly Bill (AB) 101 was approved by the Governor and went into immediate effect. AB 101 requires by-right, streamlined review of shelters in nonresidential zones that permit multifamily housing, if the shelter meets certain criteria;
10. The proposed Ordinance amends Title 22 (Planning and Zoning) of the County Code to:
 - a) Streamline the development of shelters by expanding where they are allowed by right, revising development standards, and imposing a timeline for review;
 - b) Allow accessory shelters subject to certain development standards;
 - c) Expand opportunities for the temporary conversion of hotels, motels, and youth hostels to shelters and transitional housing; and the permanent conversion of hotels, motels, and youth hostels to shelters, and transitional and supportive housing;
 - d) Provide development standards for accessory overnight safe parking;
 - e) Exempt applications for a Ministerial Site Plan Review (SPR) for shelters, accessory shelters, and accessory overnight safe parking from planning fees;
 - f) Expand parking options for recreational vehicles;
 - g) Comply with State laws regarding the review of shelters, transitional and supportive housing, and other housing types for specific populations; and
 - h) Add clarifications to Title 22 to further support the provisions of the proposed Ordinance;

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11. The proposed Ordinance will facilitate the development of emergency shelters, transitional housing and supportive housing, which is consistent with Section 65583(a)(5) of the Government Code, a part of the State Housing Element Law;
12. The proposed Ordinance will facilitate the development of emergency shelters, which is consistent with Section 65583(a)(7) of the Government Code, a part of the State Housing Element Law;
13. The proposed Ordinance includes ministerial, streamlined review for eligible supportive housing projects, consistent with Sections 65650 - 65656 of the Government Code;
14. The proposed Ordinance is consistent with and supportive of the goals and policies of the County General Plan ("General Plan"), and in particular, the Housing Element, in that it promotes housing types to meet the needs of people experiencing homelessness in the unincorporated areas of the County;
15. Pursuant to Section 22.222.180 of the County Code, a public hearing notice was published in 11 local newspapers countywide, including the Spanish language newspaper *La Opinión*. The public hearing notice and materials were posted on the Department's website and promoted through social media; and
16. An Addendum to the certified Los Angeles County General Plan Update Final Environmental Impact Report ("General Plan Update EIR") was prepared in compliance with CEQA and the County environmental guidelines. The Addendum concludes that the proposed Ordinance would not result in any increased or additional environmental impacts beyond those that were analyzed in the General Plan Update EIR, and therefore concluded that a supplemental environmental analysis is not required. The Commission finds that the proposed amendments to Title 22 (Planning and Zoning) will not result in an increased or additional environmental impact beyond those that were analyzed in the General Plan Update EIR pursuant to CEQA, the CEQA Guidelines and the County Environmental Document Procedures and Guidelines.

THEREFORE, BE IT RESOLVED THAT the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. That the Board certify completion of, and adopt, the Addendum to the certified General Plan Update EIR and find that the proposed amendments to Title 22 (Planning and Zoning), will not result in an increased or additional

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environmental impact beyond those that were analyzed in the General Plan Update EIR;

2. That the Board hold a public hearing to consider the proposed amendments to Title 22 (Planning and Zoning), to encourage development of housing for people experiencing homelessness (shelters, transitional housing, and supportive housing), and to support temporary vehicle living in the unincorporated areas of the County; and
3. That the Board adopt an ordinance containing the proposed amendments to Title 22 (Planning and Zoning), and determine that the amendments are compatible with and supportive of the goals and policies of the County General Plan.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on July 22, 2020.

Rosie O. Ruiz, Secretary
Regional Planning Commission
County of Los Angeles

APPROVED AS TO FORM: OFFICE OF THE COUNTY COUNSEL

By _____
Elaine Lemke
Assistant County Counsel
Chief Legal Counsel, Department of Regional Planning
County of Los Angeles